

3
4 AN ORDINANCE amending the City of
5 Fort Wayne Zoning Map No. O-19.

6
7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT
8 WAYNE, INDIANA:

9 SECTION 1. That the area described as follows is hereby
10 designated a B-4 District under the terms of Chapter 33, Muni-
11 cipal Code of the City of Fort Wayne, Indiana, 1974; and the
12 symbols of the City of Fort Wayne Zoning Map No. O-19, referred
13 to therein, established by Section 33-11, of said Chapter are
14 hereby changed accordingly, to wit:

15 Part of the East half of the Southeast quarter of
16 Section 24, Township 30 North, Range 12 East, Allen
17 County, Indiana, more particular described as follows:

18 Beginning on the South line of said quarter Section at
19 a point situated 928.5 feet West of the Southeast cor-
20 ner of said Section, said point also being the Southwest
21 corner of Squire's 2nd Addition as recorded in Plat Book
22 18, page 6 of the Allen County Recorder's Office;
23 thence continuing West along the South line of said
24 quarter section, a distance of 375.0 feet to the South-
25 west corner of the East half of the Southeast quarter
26 of said Section, said point also being the Southeast
27 corner of Sunny Acres Addition as recorded in Plat Book
28 8, page 86 in said Allen County Recorder's Office; thence
29 North along the West line of the East half of said
30 Southeast quarter Section, and along the East line of
31 Sunny Acres Addition, a distance of 587.3 feet; thence
32 East 375.0 feet to the Northwest corner of Lot #14 in
said Squire's 2nd Addition; thence South, along the
West line of said Squire's 2nd Addition, a distance of
590.3 feet to point of beginning. Containing 5.06 Acres
of land, an being Subject to Paulding Road right-of-way
line, an all easements of record.

Also:

Part of the East half of the Southeast quarter of
Section 24, Township 30 North, Range 12 East, Allen
County, Indiana, more particular described as follows:

Beginning at a point 597.8 feet North of the Southeast
corner of Section 24, Township 30 North, Range 12 East,
said point being the Northeast corner of Squire's 2nd
Addition as recorded in Plat Book 18, page 6 of the
Allen County Recorder's Office; thence West along the
North line of said Squire's 2nd Addition, a distance of
821.0 feet, said point being 140.0 feet West of the
West line of Winter Street as platted in the above
Squire's 2nd Addition to point of beginning for the

parcel of land herein described; thence North, and parallel to the West line of Winter Street, a distance of 84.0 feet; thence West 482.5 feet to West line of East half of the Southeast quarter of said Section, an the East line of Sunny Acres Addition as recorded in Plat Book 8, page 86 of the Allen County Recorder's Office; thence South along the aforesaid line, a distance of 84.0 feet to a point 587.3 feet North of the South line of the East half of said Southeast quarter Section; thence East 482.5 feet to point of beginning. Containing 0.93 Acre of land.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage, approval by the Mayor and legal publication thereof.

B. G. A. E. L. V.
Councilman

Approved as to form and
legality March 7, 1980.

John E. Hoffman
John E. Hoffman
City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: _____

CHARLES W. WESTERMAN - CITY CLERK

Read the third time in full and on motion by Eisbart, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOSS~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>5</u>	<u>3</u>	_____	<u>1</u>	_____
<u>BRADBURY</u>	_____	<u>X</u>	_____	_____	_____
<u>BURNS</u>	<u>X</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>X</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	_____	<u>X</u>	_____	_____	_____
<u>NUCKOLS</u>	_____	_____	_____	<u>X</u>	_____
<u>SCHMIDT</u>	<u>X</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>X</u>	_____	_____	_____	_____
<u>STIER</u>	_____	<u>X</u>	_____	_____	_____
<u>TALARICO</u>	<u>X</u>	_____	_____	_____	_____

DATE: 1-26-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) ~~(ANNEXATION)~~ (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) NO. 3-0382 on the 26th day of January, 1982.

ATTEST:

(SEAL)

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of January, 1982, at the hour of 11:30 o'clock PM, E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 1st day of February 1982, at the hour of 9 o'clock A M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

Read the first time in full and on motion by E. S. Smith, seconded by Steve, and duly adopted, read the second time by title and referred to the Committee Regulation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on 3-11-80, the 19 day of at o'clock M., E.S.T.

DATE: 3-11-80

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by Steve, seconded by Steve, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	_____	_____	_____	_____	_____
<u>BURNS</u>	_____	_____	_____	_____	_____
<u>EISBART</u>	_____	_____	_____	_____	_____
<u>GiaQUINTA</u>	_____	_____	_____	_____	_____
<u>NUCKOLS</u>	_____	_____	_____	_____	_____
<u>SCHMIDT, D.</u>	_____	_____	_____	_____	_____
<u>SCHMIDT, V.</u>	_____	_____	_____	_____	_____
<u>SCHOMBURG</u>	_____	_____	_____	_____	_____
<u>STIER</u>	_____	_____	_____	_____	_____
<u>TALARICO</u>	_____	_____	_____	_____	_____

DATE: _____

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. _____ on the _____ day of _____, 19 _____.

ATTEST: (SEAL)

CHARLES W. WESTERMAN - CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 19 _____, at the hour of _____ o'clock _____ M., E.S.T.

CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this _____ day of 19 _____, at the hour of _____ o'clock _____ M., E.S.T.

WINFIELD C. MOSES, JR.
MAYOR

BILL NO. Z-80-03-10

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN
ORDINANCE amending the City of Fort Wayne Zoning Map No. 0-19

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE PASS.

BEN A. EISBART - CHAIRMAN

JANET G. BRADBURY - VICE CHAIRMAN

PAUL M. BURNS

JOHN NUCKOLS

ROY J. SCHOMBURG

CONCURRED IN

DATE 1-26-82 CHARLES W. WESTERMAN, CITY CLERK

~~11/15/82~~
~~11/15/82~~
Held
Jan. 19

Z-80-03-10

BILL NO. _____

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN
ORDINANCE amending the City of Fort Wayne Zoning Map No. 0-19

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

Mark E. GiaQuinta, CHAIRMAN

Samuel J. Talarico, VICE CHAIRMAN

Vivian G. Schmidt

James S. Stier

Donald J. Schmidt

Mark E. GiaQuinta

Samuel J. Talarico

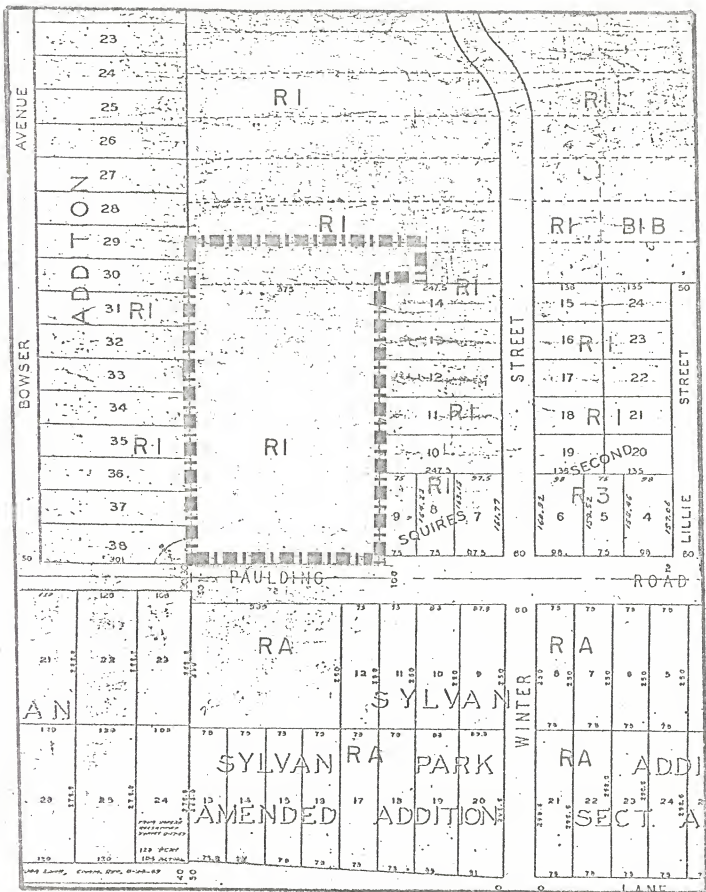
Vivian G. Schmidt

James S. Stier
Donald J. Schmidt

RECEIPT

Date January 30 1980 No. 10914Received From Mayers & Sons Mobile Home Park SalesAddress 1503 E. Paulding Rd.Fifty dollarsDollars \$50⁰⁰For: Apartment Application filing fee

ACCOUNT		HOW PAID			By <u>Gary Lester</u>
AMT. OF ACCOUNT	<u>50⁰⁰</u>	CASH			
AMT. PAID	<u>50⁰⁰</u>	CHECK #	<u>1521</u>		
BALANCE DUE	<u>—</u>	MONEY ORDER			



REQUEST TO CHANGE FROM RI TO B4 ZONING

Map No. 0-19

PERFECT REQUEST TO "MHP" (Mobile Home Park)

Z-80-03-10

PETITION FOR ZONING ORDINANCE AMENDMENT

RECEIPT NO. _____

DATE FILED January 29, 1980

INTENDED USE Mobile Home Park

I/We Janet and John L. Myers
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne Indiana, by reclassifying from a/an R-1 District to a/an B-4 District the property described as follows:

Myers and Sons, Senior Citizens Mobile Home Park, at 1503 East Paulding Road.

We have approximately 6 acres, and only about half of the park is utilized with mobile

homes. We have a great demand from senior citizens to locate in our Park, because of

location to Doctors, Grocery stores, and Bus Stops. Developing the rest, or the unutilized

Real Estate has been prohibited because of Legal non conforming use.

(Legal Description) If additional space is needed, use reverse side.

See attached Survey, and Description

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

Janet and John Myers

1503 East Paulding Road

John L. Myers

(Name)

(Address)

(Signature)

(If additional space is needed, use reverse side.)

Legal Description checked by _____.

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE \$50.00)

Name and address of the preparer, attorney or agent.

John L. Myers
(Name)

1503 East Paulding Rd. - 46816
(Address & Zip Code)

744-0995
(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street, Fort Wayne, IN 46802 (PHONE: 219/423-7571)

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

Legal Description of property to be rezoned.

Owners of Property

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
(Name)	(Address)	(Signature)

NOTE: All checks are to be made payable to: CITY OF FORT WAYNE

This form is to be filed in duplicate.

OFFICE OF B. F. KAPP

Registered in Indiana
No. 3761
No. 10074

CIVIL ENGINEER & LAND SURVEYOR FORT WAYNE

This document is the record of a resurvey of land and real estate situated in the City of Fort Wayne, Allen County, Indiana, made in accordance with the plat and deed record thereof on file in the Office of Recorder of said County and State. The land below described exists in full dimension as herein noted in feet, and is free from encroachments by adjoining landowners, and furthermore, contains entirely within its boundaries the structures of the buildings on it situated; all as below indicated in detail. Any exceptions or discrepancies are below noted.

DESCRIPTION OF PROPERTY ~~more~~ Part of the East half of the Southeast quarter of Section 24, Township 30 North, Range 12 East, Allen County, Indiana, more particular described as follows:

Beginning on the the South line of said quarter Section at a point situated 928.5 feet West of the Southeast corner of said Section, said point also being the Southwest corner of Squire's 2nd Addition as recorded in Plat Book 18, page 6 of the Allen County Recorder's Office; thence continuing West along the South line of said quarter section, a distance of 375.0 feet to the Southwest corner of the East half of the Southeast quarter of said Section, said point also being the Southeast corner of Sunny Acres Addition as recorded in Plat Book 8, page 86 in said Allen County Recorder's Office; thence North along the West line of the East half of said Southeast quarter Section, and along the East line of Sunny Acres Addition, a distance of 587.3 feet; thence East 375.0 feet to the Northwest corner of Lot # 14 in said Squire's 2nd Addition; thence South, along the West line of said Squire's 2nd Addition, a distance of 590.3 feet to point of beginning. Containing 5.06 Acres of land, an being Subject to Paulding Road right-of-way line, an all easements of record.

Also;

Part of the East half of the Southeast quarter of Section 24, Township 30 North, Range 12 East, Allen County, Indiana, more particular described as follows:

Beginning at a point 597.8 feet North of the Southeast corner of Section 24, Township 30 North, Range 12 East, said point being the Northeast corner of Squire's 2nd Addition as recorded in Plat Book 18, page 6 of the Allen County Recorder's Office; thence West along the North line of said Squire's 2nd Addition, a distance of 821.0 feet, said point being 140.0 feet West of the West line of Winter Street as platted in the above Squire's 2nd Addition to point of beginning for the parcel of land herein described; thence North, and parallel to the West line of Winter Street, a distance of 84.0 feet; thence West 482.5 feet to West line of East half of the Southeast quarter of said Section, on the East line of Sunny Acres Addition as recorded in Plat Book 8, page 86 of the Allen County Recorder's Office; thence South along the aforesaid line, a distance of 84.0 feet to a point 587.3 feet North of the South line of the East half of said Southeast quarter Section; thence East 482.5 feet to point of beginning. Containing 0.93 Acre of land,



For Janet & John Myers
Myers & Sons Mobile Home Park

IN WITNESS WHEREOF, I place my hand and
seal this 22 day of February, 19. 80

Bernard F. Kapp.

Myers Mobile Home Park
1503 E. Paulding Rd.
Fort Wayne, IN 46816

November 30, 1981

Board of Zoning Appeals:

I am in agreeance with the City Plan-Commission as the expansion of the existing park, will be accomplishing so that the property values of the adjacent residences are protected.

The existing trees along the west and north boundaries of the property will be maintained to insure the residential properties.

Sincerely,

John and Janet Myers
Owners

John L. Myers
Janet A. Myers

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on March 11, 1980, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-80-03-10; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

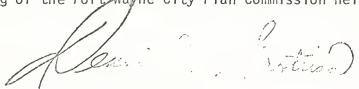
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on April 21, 1980;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the City, and the amendment will not be detrimental to and does not conflict with the overall City Plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held April 28, 1981.

Certified and signed this
30th day of November 1981.



Dennis J. Grotrian
Secretary

Myers Mobile Home Park
1503 E. Paulding Rd.
Fort Wayne, IN 46816

November 30, 1981

Board of Zoning Appeals:

I am in agreeance with the City Plan-Commission as the expansion of the existing park, will be accomplishing so that the property values of the adjacent residences are protected.

The existing trees along the west and north boundaries of the property will be maintained to insure the residential properties.

Sincerely,

John and Janet Myers
Owners

John R. Myers
Janet A. Myers



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

city plan commission

30 November 1981

Members of the Common Council
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Schmidt:

Attached hereto is a resolution pertaining to a zoning ordinance amendment acted upon by the City Plan Commission at their regular meeting held April 28, 1980. In addition to the reasons outlined in the resolution, the following are additional remarks pertaining to the ordinance:

1. Bill No. Z-80-03-10
2. From R-1 to B-4
3. Intended Use: Expansion of existing Mobile Home Park
4. Plan Commission Recommendation: DO PASS as perfected to a Mobile Home Park Boundary (MHP)

This ordinance received a DO PASS recommendation for the following reason and with the following condition:

REASON & CONDITION:


The use of the land as a Mobile Home Park is logical; however, the expansion of the existing parking must be accomplished so that the property values of the adjacent residences are protected. The existing trees along the west and north boundaries of the property should be maintained to insure the residential properties.

NOTE: Attached letter agrees to the conditions imposed by the Commission.

If there are any questions with regard to this ordinance, please feel free to call on us.

Respectfully submitted,

COMMUNITY DEVELOPMENT & PLANNING


Gary F. Baeten
Senior Planner

~~Hold~~

3-80-03-10

TITLE OF ORDINANCE Zoning Ordinance AmendmentDEPARTMENT REQUESTING ORDINANCE Long Range Planning & Zoning - CD&PSYNOPSIS OF ORDINANCE Myers & Sons, Senior Citizens Mobile Home Park at
1503 East Paulding Road, approximately 6 acres.EFFECT OF PASSAGE Property is now zoned R-1 - Single Family Residential.
Property will become B-4 - Roadside Business.EFFECT OF NON-PASSAGE Property will remain R-1 - Single Family Residential.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____

ASSIGNED TO COMMITTEE (J.N.)

Regulations